

**CITY OF MILPITAS PLANNING COMMISSION
FINAL AGENDA FOR JUNE 11, 2008
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** May 28, 2008
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar. If removed, this item will be discussed in the order in which it appears on the agenda.

IX. PUBLIC HEARING

- *1. CONDITIONAL USE PERMIT NO. UA08-0001:** A request to allow an industrial use with outdoor storage area to be located at 340 S. Milpitas Blvd. (APN: 086-38-024), zoned Heavy Industrial (M2) Applicant: Scott Goldberg. Staff Contact: Judie Gilli (408) 586-3280. PJ # 2512. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-021 approving the project subject to Conditions of Approval.)*
- *2. CONDITIONAL USE PERMIT NO. UP08-0014:** A request to operate a Large Family Childcare Home, caring for nine to fourteen children located at 225 Sylvia Ave. (APN: 086-09-067) zoned Single Family Residential (R1-6). Applicant: Blaziel Cepillo. Staff Contact: Tiffany Kunsman (408) 586-3283. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-024 approving the project subject to Conditions of Approval.)*
- *3. ZONE CHANGE NO. ZA08-003:** A request to re-zone a 1.17 acre parcel (APN: 028-17-001) located at the end of Hanson Court from Agriculture (A) to Industrial Park (MP). Applicant: Peter McDonald. Staff Contact: James Lindsay (408) 586-3273. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-025 recommending approval to the City Council.)*
- *4. SITE AND ARCHITECTURAL REVIEW NO. SZ07-0014:** A request to allow modifications to a previously approved and partially constructed office complex. The changes include the addition of 32,297 square feet for a total of 238,392 square feet, proposing three separate buildings rather than one building, modifications to landscaping plans and parking

arrangements, located at 751 McCarthy Ranch Boulevard (APN: 086-02-038), zoned Industrial Park (MP). Applicant: Hoover Associates. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 3219. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-017 approving the project subject to Conditions of Approval.)*

5. **SITE AND ARCHITECTURAL REVIEW NO. SZ08-0001, CONDITIONAL USE PERMIT NO. UP08-0001:** A request to construct a 46,920 square foot Honda auto dealership and repair facility located at 920 Thompson Street (APN: 086-05-026), zoned General Commercial with an S-Overlay (C2-S). Applicant: George Avanesian. Staff Contact: Sheldon S. Ah Sing (408) 586-3278. PJ # 3225. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-019 approving the project subject to Conditions of Approval.)*
6. **CONDITIONAL USE PERMIT NO. UP07-0001:** A request to locate a church use within a 38,837 square foot industrial building located at 638 Gibraltar Court. (APN: 086-24-030) zoned Heavy Industrial (M2). Applicant: Crosspoint Chinese Church of Silicon Valley. Staff Contact: Tiffany Kunsman (408) 586-3283. PJ # 2508. *(Recommendation: Close the Public Hearing and deny the project subject to the attached resolution.)*
7. **GENERAL PLAN AMENDMENT NO. GM2006-2, ZONE CHANGE NO. ZC2007-8, "S" ZONE NO. SZ2007-10, PLANNED UNIT DEVELOPMENT NO. PD2007-1, VESTING MAJOR TENTATIVE MAP NO. MA2007-4, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2007-6:** A request to change the land use designation of 9.65 acres from industrial to residential and develop an 80 lot subdivision at Sinclair Frontage Road, north of Wrigley Way (APNs: 086-29-061, 086-29-062, 086-29-075, 086-29-076 and 086-29-042), currently zoned Heavy Industrial with an S-Overlay (M2-S). Applicant: Stephen Allen, Mission Peak Homes. Staff Contact: Cindy Hom (408) 586-3284. PJ # 3211. *(Recommendation: Close the Public Hearing and adopt Resolution No. 08-020 and recommend approval to the City Council subject to the Conditions of Approval.)*
8. **PARKING TASK FORCE TASK 3 TECHNICAL MEMORANDUM:** A summary of staff's public outreach efforts to interested stakeholders in the community regarding the state of parking in various land use districts throughout the City, including residential, industrial, commercial and quasi-public areas. Staff Contact: Joe Oliva (408) 586-3290. *(Recommendation: Close the Public Hearing and Note Receipt and File.)*

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XII. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS June 25, 2008

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Gunawan Ali-Santosa-regular member, Sudhir Mandal-alternate member) of the Planning Commission, who have approval authority for Minor Site Development Permits and other minor project reviews not involving public hearings. **This project review will be held at 6:30 P.M. in the City of Milpitas Committee Conference Room, First Floor, 455 E. Calaveras Boulevard.**

- a. MINOR SITE DEVELOPMENT PERMIT NO. MS08-0007:** A request to install a new 4'-6" security fencing along the east property line for the industrial building located at 100 S. Milpitas Blvd. (APN: 086-28-029) zoned Industrial Park (MP). Applicant: Bob Weitenstein. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Approve MS08-0007 subject to conditions of approval.)*
- b. ADMINISTRATIVE PERMIT NO. AD08-0006:** A request for a one day outdoor event for the Comcast Customer Appreciation Event to be held on June 14, 2008 in the Great Mall Parking Lot area near Great Mall Drive and Falcon Drive. (APN: 086-24-060) zoned General Commercial (C2). Applicant: Creative Marketing. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Approve AD08-0006 subject to conditions of approval.)*

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department at Milpitas City Hall, 455 East Calaveras Boulevard, Milpitas, CA 95035 during normal business hours. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER**

THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE,
CONTACT THE OPEN GOVERNMENT SUBCOMMITTEE

at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

E-mail: mogaz@ci.milpitas.ca.gov

Fax: (408) 586-3030

Phone : (408) 586-3040

A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features